

**D O C K E T**

**November 20, 2014**

**1:00 P.M.**

**METROPOLITAN BOARD OF ZONING APPEALS  
P O BOX 196300  
METRO OFFICE BUILDING  
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the Sonny West Conference Center  
Howard Office Building, 700 2<sup>nd</sup> Avenue South**

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**MS. CYNTHIA CHAPPELL  
MR. DAVID EWING  
MR. DAVID HARPER  
MS. MERCEDES JONES  
MR. RICHARD KING, Vice-Chair  
MR. DAVID TAYLOR  
MR. CHRIS WHITSON, Chair**

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**Deferred from November 4, 2014**

**CASE 2014-094 (Council District - 15)**

**Laurie Perry**, appellant and Karshenas, Nader, owner of the property located at **2011 Lebanon Pike**, requesting special exception and variance in lot size requirement in the RS15 District, to expand the day care center for 50 children. Referred to the Board under Section 17.16.170 c 2 a. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B / C).

Use-Day Care Center

Map 95-5 Parcel(s) 102

**RESULT**

**CASE 2014-103 (Council District - 23)**

**Jacob Houseright**, appellant and owner of the property located at **118 Keyway Drive**, requesting variance in the street setback in the RS20 District, to construct a new one story (with basement) addition attached to the front and a new carport to the side of the single family residence. Referred to the Board under Section 17.12.030 C 3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 129-4 Parcel(s) 72

**RESULT**

**CASE 2014-104 (Council District - 02)**

**Zmart**, appellant and **Ayesh, Jad**, owner of the property located at **2610 Clarksville Pike**, requesting variances in the 26th Ave North street frontage requirement and a solid fence in the CS/UZO District, to construct a 2,975 square foot convenience market with food, 1,215 square feet of retail space, to construct 4 island fuel dispensers with tanks and canopy. Referred to the Board under Section 17.16.070 D 1, 17.24.060 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Convenience Market

Map 81-2 Parcel(s) 200

**RESULT**

**CASE 2014-105 (Council District - 26)**

**Michael Ray**, appellant and owner of the property located at **5105 Pritchett Drive**, requesting variance in the street setback in the RS20 District, to construct a new 8' X 20' front porch. Referred to the Board under Section 17.12.030 C 3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 146-16 Parcel(s) 185

**RESULT**

**CASE 2014-106 (Council District - 29)**

**Joslin Sign Company**, appellant and Jennings, Forest E. & Karen J., owner of the property located at **1907 Old Murfreesboro Pike**, requesting an Item A - Appealing the Zoning Administrator's interpretation of 17.40.180A in regards to a manual & digital reader board are the same and a variance in the required distance from residential in the CS District, to remove the 4' X 8' reader board and replace with a digital. Referred to the Board under Section 17.40.18 A, 17.32.050 G 2 b. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A/B).

Use-Sign

Map 135 Parcel(s) 91.01

**RESULT**

**CASE 2014-107 (Council District - 02)**

**Leaps'n Bounds Enrichment Preschool**, appellant and Newell, John W. & Judy, owner of the property located at **503 West Trinity Lane**, requesting Special Exception in the RM4 District, to construct a new day care center for 99 children. Referred to the Board under Section 17.16.170 C 4. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Day Care Center

Map 71-1 Parcel(s) 71

**RESULT**

**CASE 2014-108 (Council District - 18)**

**Rigid Development**, appellant and LVH, LLC, owner of the property located at **2120 Sunset Place**, requesting variance in the street setback in the RS7.5 District, to construct a new 3,597 square foot two story single family residence with porches and/or decks. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 104-15 Parcel(s) 234

**RESULT**

**CASE 2014-109 (Council District – 06)**

**John Donelson**, appellant and 2J, LLC, owner of the property located at **603 South 20th Street**, requesting variance in the street setback in the RS5 District, to construct a new 1,300 square foot single family residence and a 400 square foot detached garage. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 94-2 Parcel(s) 212

**RESULT**